

Marin County Community Development Agency

Alex Hinds, Director

TAMALPAIS AREA DEVELOPMENT FACT SHEET

In addition to the standards and requirements in the Zoning Code, development in the unincorporated Tamalpais Area is subject to special development standards that were established by the Tamalpais Area Community Plan.

TAMALPAIS AREA DEVELOPMENT STANDARDS

- A. The following special development standards shall apply to the following three types of construction: (1) new residential construction on a vacant lot; (2) substantial remodel involving 25% or more of an existing structure proposed on a lot with a slope of 25% or greater; or (3) substantial remodel involving 25% or more of an existing structure proposed on a lot that does not comply with the minimum size (area) requirement.
1. The height limit for main buildings shall be 30 feet above natural grade. (Please note that, pursuant to Section 22.82.030 of the Marin County Code, main buildings over 30 feet in height require Design Review approval, and main buildings over 2 1/2 stories and 35 feet in height require Design Review and Variance approval.)
 2. The maximum adjusted Floor Area Ratio (FAR) shall be the lesser of 0.30 (30% of the total lot area) or 7,000 square feet. (Please note that, pursuant to Section 22.82.030 of the Marin County Code, single-family residences that exceed 4,000 square feet require Design Review approval.) The adjusted FAR includes the gross enclosed floor area, including:
 - a. Unconditioned, unimproved basements, unexcavated crawl spaces such that when potentially improved to habitable floor area yields a minimum clear room width of 7 feet by 7 feet and a minimum ceiling height of 7 1/2 feet or higher.
 - b. In-law or second units.
 - c. Garage space exceeding 400 square feet on a lot that is 6,000 square feet or less. Garage space exceeding 480 square feet on a lot that is larger than 6,000 square feet.
 - d. Covered areas (other than carports or garages, porches, and entryways) which are capable of being enclosed and habitable. These areas shall be measured to the exterior face of surrounding walls, columns, or posts.
 - e. The combined total of all detached accessory structures totaling 120 square feet or greater, excluding garages.
 - f. Window boxes or bays less than 18 inches above finished floor, or which extend more than 3 feet from the face of a building.
 - g. Cathedral ceiling space with a minimum dimension of 7 1/2 feet in height by 7 1/2 feet in width by 10 feet which can easily be converted to living space as determined by planning staff.

- B. In addition, the maximum floor area shall be limited to the lesser of the adjusted floor area ratio depicted in the table below or 7,000 square feet for new residential development proposed on a lot that exceeds a 25% slope and that requires Design Review.

Lot Size		Maximum Adjusted**	Maximum Adjusted
(Sq. Ft.)	(Acres)	Floor Area (Sq. Ft.)	Floor Area Ratio
3,000	0.07	900	0.30
3,500	0.08	1,050	0.30
4,000	0.09	1,200	0.30
4,500	0.10	1,350	0.30
5,000	0.11	1,500	0.30
5,500	0.13	1,650	0.30
6,000	0.14	1,800	0.30
6,500	0.15	1,950	0.30
7,000	0.16	2,100	0.30
7,500	0.17	2,250	0.30
8,000	0.18	2,400	0.30
8,500	0.22	2,550	0.30
9,000	0.21	2,700	0.30
9,500	0.22	2,850	0.30
10,000	0.23	3,000	0.30
11,000	0.25	3,050	0.28
12,000	0.28	3,100	0.26
13,000	0.30	3,150	0.24
14,000	0.32	3,200	0.23
15,000	0.34	3,250	0.22
17,500	0.40	3,375	0.19
20,000	0.46	3,500	0.18
25,000	0.57	3,750	0.15
30,000	0.69	4,000	0.13
35,000	0.80	4,250	0.12
40,000	0.92	4,500	0.11
45,000	1.03	4,750	0.11
50,000	1.15	5,000	0.10
55,000	1.26	5,250	0.10
60,000	1.38	5,500	0.09
65,000	1.49	5,750	0.09
70,000	1.61	6,000	0.09
75,000	1.72	6,250	0.08
80,000	1.84	6,500	0.08
85,000	1.95	6,750	0.08
90,000	2.07	7,000	0.08

** Adjusted floor area includes garage space (greater than 400 – 480 sq. ft.), accessory buildings, second units and space which could easily be converted to additional living space. The maximum adjusted house size for lots 90,000 square feet or greater shall not exceed 7,000 square feet. Please see Program LU1.4d for a more detailed description.

FOR FURTHER INFORMATION

- Visit the Marin County Planning Department Zoning Counter at the Civic Center - Room 308, San Rafael, California, Monday through Friday (closed holidays), 8:00 a.m. - 4:00 p.m., or call (415) 499-6269.
- For more information, please refer to the Marin County Zoning Ordinance and the Tamalpais Area Community Plan and Appendices.